

Government of the District of Columbia

ZONING COMMISSION



ZONING COMMISSION ORDER NO. 708  
Case No. 91-12M/85-3C/89-7C  
(PUDs Modification & Public Air Space)  
November 18, 1991

At its regular monthly meeting on November 18, 1991, the Zoning Commission for the District of Columbia authorized the scheduling of a public hearing for the following:

CASE NO. 91-12M/85-3C/89-7C

This is the application of Franklin Plaza Limited Partnership and 1215 Eye Street, N.W. Associated Limited Partnership requesting a modification of two previously approved Planned Unit Developments (PUDs) and a review for development of air space above and below a public alley separating the two previously approved PUDs.

The modification site is Lot 48 in Square 285 at 1215 I Street, N.W. (Z.C. Order No. 513 in Case No. 85-3C); Lot 49 in Square 285 at 1200 K Street, N.W. (Z.C. Order No. 644 in Case No. 89-7C), and air space above and below the public alley between the two PUD sites.

ANC-2C

The applicants propose to construct a single connected project by developing in the air space above and below the public alley between the two PUD sites. For zoning purposes, the connecting element will render the two PUD projects as a single building.

The air space development will have above grade floor area ratio (FAR) of 2.92, a gross floor area of 16,275 square feet, a lot occupancy of 75 percent, and a below grade gross area of 22,324 square feet including below grade parking for 57 cars. The portion of the alley over which the development is located measures 5,581 square feet of land area.

The single building would have a gross floor area of 657,616 square feet, an FAR of 10.01, of which 9.74 FAR and .27 FAR would be devoted to office and retail uses, respectively, lot occupancy of 94 percent, a height of 130 feet and provide parking for 513 cars. The project site has a combined land area of 65,691 square feet and is zoned C-4.

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It is therefore, hereby ordered that Zoning Commission Case No. 91-12M/85-3C/89-7C be scheduled for a public hearing. A formal "Notice of Public Hearing" is forthcoming.



MADELIENE H. ROBINSON  
Acting Director  
Office of Zoning



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